

**MINUTES OF THE
AUBURN CITY PLANNING COMMISSION
DECEMBER 7, 2004**

The regular session of the Auburn City Planning Commission was called to order on December 7, 2004 at 6:30 p.m. by Comm. McCord, acting chairman, in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: McCord, Merz, Powers, White, Chrm.
Smith

COMMISSIONERS ABSENT: None

STAFF PRESENT: Will Wong, Community Development Director;
Reg Murray, Associate Planner;
Janet Ferro, Administrative Assistant

ITEM I: CALL TO ORDER

ITEM II: PLEDGE OF ALLEGIANCE

ITEM III: ELECTION OF PLANNING COMMISSION OFFICERS

A. Chairperson

Comm. Metz nominated Comm. Smith as chairman. There were no other nominations and Smith was elected unanimously by voice vote.

B. Vice Chairperson

Comm. Smith nominated Comm. Powers as vice chairman. There were no other nominations and Powers was elected unanimously by voice vote.

C. Traffic Committee Representative

Comm. McCord nominated Comm. Merz as traffic committee representative. There were no other nominations and Merz was elected unanimously by voice vote.

D. Traffic Committee Alternate

Comm. McCord nominated Comm. White as traffic committee alternate. There were no other nominations and White was elected unanimously by voice vote.

ITEM IV: APPROVAL OF MINUTES

None

ITEM V: PUBLIC COMMENT

None.

ITEM VI: PUBLIC HEARING ITEMS

- A. Historic Design Review – 134 Almond Street (Mackenroth Office) – File HDR 04-19.** The applicant requests Historic Design Review approval of two painted wall signs and one metal sign for an office building at 134 Almond Street.

Reg Murray gave the staff report. He described the signs, giving the size, colors and materials.

The public hearing was opened.

There was no one wishing to speak and the public hearing was closed.

There was a discussion of the proposal.

Comm. McCord **MOVED** to find the project Categorically Exempt from the California Environmental Quality Act per Section 15301(g) – Existing Facilities, and to approve the request for the Mackenroth office signs at 134 Almond Street subject to the conditions listed.

Comm. Powers **SECONDED**.

The public hearing was reopened.

Ralph Laird, applicant, requested clarification of the conditions imposed on this project. He was advised of the conditions and he accepted them.

The public hearing was again closed.

AYES: McCord, Merz, Powers, White, Chrm. Smith
NOES: None
ABSTAIN: None
ABSENT: None

The motion was approved.

The Chairman announced the 10-day appeal period.

ITEM VII: COMMISSION BUSINESS

A. Planning Commission Use Determination – Tattoo Shops in Commercial and Office Building Zone Districts.

Reg Murray gave the staff report. He advised that staff recently received an inquiry about locating a tattoo shop in the Central Business District (C-2 zone). After researching the Auburn zoning ordinance, tattoo shops are not listed as permitted or conditionally permitted uses in any of the City's commercial or office building zone districts. As such, staff is forwarding the request to the Planning Commission for guidance. Staff surveyed permit requirements in other local jurisdictions and found that tattoo shops are typically considered a "personal service" and are permitted or conditionally permitted in most commercial zones, including office districts. Based on this survey, staff believes it would be appropriate to permit tattoo shops in commercial and office building zone districts with some qualifications and conditions, which he reviewed for the Commission.

The public hearing was opened.

Keith Hixon, applicant, gave details of his tattoo business proposal and exactly what it entailed.

The public hearing was closed.

The Commissioners discussed current zoning and the possibility of distance requirements for certain businesses, i.e. specific distances from schools, churches, etc.

Director Wong advised the Commission of some of the problems that can be encountered with distance requirements in a small town, you can effectively eliminate the possibility of certain businesses locating in the City.

Comm. Merz agreed on the difficulties that would be encountered with distance requirements in Auburn. He also noted that even if a business was allowed without a specific health department approval, that authority would still have the ability to shut down a business that was considered unhealthy.

Comm. White noted her thoughts on the subject of a possible zoning change: Will this proposal affect sales revenue in the City; does the proposal affect the environment; does it preserve the history of our town? These are the three things that she felt should be looked at when considering a zoning change.

Director Wong advised that sales tax should not be a consideration in allowing uses as many uses provide no sales tax. The object should be to determine when a proposal is an appropriate use for a specified zone.

The public hearing was reopened.

Keith Hixon returned to the lectern, he advised that he did not charge sales tax for his service.

The public hearing was again closed.

Comm. Powers **MOVED** to find that tattoo shops shall be conditionally permitted in the Neighborhood Commercial (C-1 zone and principally permitted in the Central Business (C-2) zone district, the Regional Commercial (C-3) zone district, and conditionally permitted in the Office Building (OB) zone districts.

Comm. Merz **SECONDED**.

AYES:	McCord, Merz, Powers, White, Chrm. Smith
NOES:	None
ABSTAIN:	None
ABSENT:	None

The motion was approved.

The Chairman announced the 10-day appeal period.

**ITEM VIII: COMMUNITY DEVELOPMENT DEPARTMENT
FOLLOW-UP REPORTS**

A. City Council Meetings

Director Wong reviewed recent City Council meetings. He also advised the Commissioners that in the future, the design review body for the historic districts will consist of the Planning Commission plus four members of the community as appointed by the City Council.

B. Future Planning Commission meetings.

Director Wong discussed future meetings.

C. Reports

None.

ITEM IX: PLANNING COMMISSION REPORTS

None.

ITEM X: FUTURE PLANNING COMMISSIONN AGENDA ITEMS

ITEM XI: ADJOURNMENT

The meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Janet Elaine Ferro, Administrative Secretary